

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, May 7, 2014, at 6:30 PM, or as soon as possible thereafter, in the Town Hall, 645 Holbrook, Erie, Colorado, or at such place and time as the hearing may be adjourned to, a PUBLIC HEARING will be held upon the application made by Community Development Group, 2500 Arapahoe Street, Suite 200, Boulder, CO., for the purpose of considering a Rezoning, Planned Unit Development (PUD) Overlay, and Preliminary Plat pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located at: the NW Corner of WCR 3 and WCR 10.5

The legal description of the property is:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 FROM WHENCE THE NORTHEAST CORNER LIES N89°42'31"E, 2,627.25 FEET (BASIS OF BEARINGS); THENCE N89°42'31"E, 2,587.24 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF WELD COUNTY ROAD 3 THE FOLLOWING EIGHT COURSES:

- 1) S00°56'30"W, 1,094.48 FEET;
- 2) N89°03'30"W, 5.00 FEET;
- 3) S00°56'30"W, 400.00 FEET;
- 4) N89°03'30"W, 5.00 FEET;
- 5) S00°56'30"W, 300.01 FEET;
- 6) S89°03'30"E, 5.00 FEET;
- 7) S00°56'30"W, 819.78 FEET;
- 8) S45°40'45"W, 42.62 FEET;

THENCE N89°35'04"W, 3,345.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 10.5;

THENCE NORTHERLY ALONG THE APPROXIMATE CENTERLINE OF THE COTTONWOOD EXTENSION IRRIGATION DITCH THE FOLLOWING THIRTY-NINE COURSES:

- 1) N39°24'29"W, 40.78 FEET;
- 2) N26°38'23"W, 135.20 FEET;
- 3) N13°53'36"W, 158.68 FEET;
- 4) N36°23'43"W, 31.70 FEET;
- 5) N59°52'05"W, 62.16 FEET;
- 6) N53°03'38"W, 85.80 FEET;
- 7) N04°51'35"W, 61.01 FEET;
- 8) N51°35'28"E, 155.73 FEET;
- 9) N28°20'58"E, 261.76 FEET;
- 10) N26°39'54"W, 47.96 FEET;
- 11) N74°15'05"W, 227.61 FEET;
- 12) N47°24'48"W, 137.09 FEET;
- 13) N74°40'43"W, 112.08 FEET;
- 14) N49°11'34"W, 56.76 FEET;
- 15) N14°32'25"E, 235.64 FEET;
- 16) N72°08'01"E, 158.71 FEET;
- 17) N53°54'06"E, 50.99 FEET;

- 18) N34°52'42"E, 225.05 FEET;
- 19) N17°48'58"E, 23.12 FEET;
- 20) N07°00'02"W, 40.81 FEET;
- 21) N33°54'02"W, 71.50 FEET;
- 22) N39°36'41"W, 129.87 FEET;
- 23) N26°48'46"W, 45.48 FEET;
- 24) N10°53'00"W, 47.78 FEET;
- 25) N09°53'00"E, 101.59 FEET;
- 26) N30°12'45"E, 230.36 FEET;
- 27) N47°57'28"E, 85.66 FEET;
- 28) N59°51'01"E, 165.88 FEET;
- 29) N32°03'18"E, 35.53 FEET;
- 30) N05°46'02"W, 34.26 FEET;
- 31) N22°03'27"W, 35.67 FEET;
- 32) N01°16'55"E, 37.91 FEET;
- 33) N43°16'32"E, 62.61 FEET;
- 34) N60°37'03"E, 83.57 FEET;
- 35) N78°42'40"E, 123.21 FEET;
- 36) N82°06'59"E, 105.09 FEET;
- 37) N75°47'10"E, 52.30 FEET;
- 38) N53°02'56"E, 18.25 FEET;
- 39) N28°58'49"E, 15.57 FEET;

THENCE N89°50'02"E, 366.91 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 214.86 ACRES, MORE OR LESS.

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

Hallie S. Sawyer, Planning Secretary

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

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